

*[Handwritten Signature]*



Honorable Gregg W. Zive  
United States Bankruptcy Judge

Entered on Docket  
March 21, 2013

MICHAEL LEHNERS, ESQ.  
429 Marsh Ave.  
Reno, Nevada 89509  
Nevada Bar Number 003331  
(775) 786-1695  
email michaellehners@yahoo.com  
Attorney for Chapter Seven Trustee

UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEVADA

oOo

BK-N- 09-53991  
CHAPTER 7  
Hearing Date: 3/13/13  
and Time: 10:00 a.m.  
Mtn No. \_\_\_\_\_

Est Time: 5 Minutes

IN RE

CHRISTOPHER J. SIEBEN and TONYA  
M. SIEBEN,

ORDER GRANTING MOTION TO SELL  
ESTATE'S INTEREST IN REAL PROPERTY  
FREE AND CLEAR OF LIENS TO DEBTOR

Debtor(s).  
\_\_\_\_\_

THIS MATTER came before the Court on the motion of of the Chapter Seven Trustee to approve the Sale of the Estate's Interest in Real Property. Michael Lehnerns, Esq. appeared on behalf of the Chapter Seven Trustee. John Bartlett, Esq. appeared on behalf of the Debtors. The Court reviewed the matters before it.

IT IS HEREBY FOUND AND DETERMINED THAT:

1. Equity Trust Company Custodian FBO Abdenour Achab Roth IRA through Abdenour Achab made a cash offer of \$40,000.00 to purchase Christopher J. Sieben's 8.3% interest in the real property parcels that are identified by APN No. 0000-07-120-070 and APN No. 0000-07-170-080.

2. The Debtors submitted a \$45,000.00 overbid. Mr. Achab declined to submit a further bid.

Based on the foregoing and with good cause otherwise appearing,

IT IS HEREBY ORDERED THAT:

I. The sale of the Real Property described herein to the Debtors for \$45,000.00 is hereby approved.

II. The Debtors shall have ten days from the entry of this Order to tender the balance of the \$45,000.00 in cash to the Chapter Seven Trustee.

III. Should the Debtors fail to pay the balance pursuant to the terms described herein, Mr. Achab may purchase said property for the \$40,000.00 he has on deposit with the Trustee.

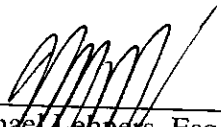
IV. Upon receipt of the balance of funds from the Debtors, the Trustee shall refund Mr. Achab's money to him.

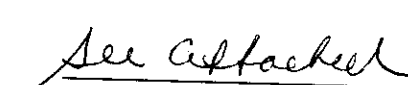
V. The compromise of the Estate's Claim against the Debtors with respect to said Real Property is hereby approved.

Approved/Disapproved

Dated: \_\_\_\_\_

Dated: \_\_\_\_\_

  
Michael Lenners, Esq.  
Attorney for Chapter Seven Trustee

  
John Bartlett, Esq.  
Attorney for the Debtors

# # #

1           2.     The Debtors submitted a \$45,000.00 overbid. Mr. Achab declined to submit a  
2 further bid.

3           Based on the foregoing and with good cause otherwise appearing,  
4

5           IT IS HEREBY ORDERED THAT:

6           I.     The sale of the Real Property described herein to the Debtors for \$45,000.00 is  
7 hereby approved.

8           II.    The Debtors shall have ten days from the entry of this Order to tender the balance  
9 of the \$45,000.00 in cash to the Chapter Seven Trustee.

10          III.   Should the Debtors fail to pay the balance pursuant to the terms described herein,  
11 Mr. Achab may purchase said property for the \$40,000.00 he has on deposit with the Trustee.

12          IV.    Upon receipt of the balance of funds from the Debtors, the Trustee shall refund  
13 Mr. Achab's money to him.

14          V.     The compromise of the Estate's Claim against the Debtors with respect to said  
15 Real Property is hereby approved.

16  
17 Dated: \_\_\_\_\_

18  
19 \_\_\_\_\_  
20 Michael Lehnars, Esq.  
21 Attorney for Chapter Seven Trustee

Approved/Disapproved

Dated: 3/13/13

22  
23 \_\_\_\_\_  
24 John Bartlett, Esq.  
25 Attorney for the Debtors  
26  
27  
28

# # #

**CERTIFICATION PER LR 9021**

In accordance with LR 9021, counsel submitting this document certifies as follows:


\_\_\_\_\_The court has waived the requirement of approval under LR 9021.

\_\_\_\_\_No parties filed written objections and/or Signature waived at court.

**XX ORDER SIGNED OFF BY ALL PARTIES.**

\_\_\_\_\_I have delivered a copy of this proposed order to all counsel who appeared at the hearing, any unrepresented parties who appeared at the hearing, and any trustee appointed in this case, and each has approved or disapproved the order, or failed to respond, as indicated below:

DATED this \_\_\_\_\_ day of March, 2013

  
\_\_\_\_\_  
Michael Lehnert, Esq.  
attorney for Movant